



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

March 2, 2001

Ordinance 14044

Proposed No. 2000-0186.3

Sponsors Sullivan

1 AN ORDINANCE relating to comprehensive
2 planning and zoning, adopting the King County
3 Comprehensive Plan 2000 amendments to the 1994
4 King County Comprehensive Plan in accordance with
5 the Washington State Growth Management Act;
6 amending Ordinance 263, Art. 2. Section 1, as
7 amended, and K.C.C. 20.12.010 and Ordinance
8 12834, Section 3, and K.C.C. 20.12.050.

9
10
11 **PREAMBLE:**

12 For the purposes of effective land use planning and regulation, the King
13 County Council makes the following legislative findings:
14 King County has adopted the 1994 King County Comprehensive Plan
15 to meet the requirements of the Washington State Growth Management
16 Act (GMA).

17 The GMA requires that the Comprehensive Plan and development

regulations be subject to continuing review and evaluation by the county.

King County has approved annual amendments to correct technical errors and to make changes that do not require a substantive policy change or alter the urban growth line.

King County has performed its first comprehensive four-year cycle review of the Comprehensive Plan and development regulations. As a result of the review, King County is amending the 1994 Comprehensive Plan through passage of the Comprehensive Plan 2000.

King County has concluded that while the 1994 Comprehensive Plan should be adjusted to address some new conditions and trends that have developed since it was originally adopted, the fundamental tenants of the 1994 Comprehensive Plan should be maintained.

To accomplish the necessary adjustments, King County is updating the 1994 Comprehensive Plan with modifications to the formatting, text, policies, maps and technical appendices of the plan.

The GMA requires that King County adopt development regulations to be consistent with and implement the Comprehensive Plan.

The changes to zoning contained in this ordinance are needed to maintain conformity with the King County Comprehensive Plan, as required by the GMA. As such they bear a substantial relationship to, and are necessary for, the public health, safety and general welfare of King County and its residents.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 263, Art. 2, Section 1, as amended, and K.C.C.

20.12.010 are each hereby amended to read as follows:

Comprehensive Plan adopted. A. Under the King County Charter, the state Constitution and the Washington State Growth Management Act, chapter 36.70A RCW, the 1994 King County Comprehensive Plan is adopted and declared to be the Comprehensive Plan for King County until amended, repealed or superseded. The Comprehensive Plan shall be the principal planning document for the orderly physical development of the county and shall be used to guide subarea plans, functional plans, provision of public facilities and services, review of proposed incorporations and annexations, development regulations and land development decisions.

B. The amendments to the 1994 King County Comprehensive Plan contained in Appendix A to Ordinance 12061 (King County Comprehensive Plan 1995 amendments) are hereby adopted.

C. The amendments to the 1994 King County Comprehensive Plan contained in Attachment A to Ordinance 12170 are hereby adopted to comply with the Central Puget Sound Growth Management Hearings Board Decision and Order in Vashon-Maury Island, et. al. v. King County, Case No. 95-3-0008.

D. The Vashon Town Plan contained in Attachment 1 to Ordinance 12395 is adopted as a subarea plan of the King County Comprehensive Plan and, as such, constitutes official county policy for the geographic area of unincorporated King County defined in the plan and amends the 1994 King County Comprehensive Plan Land Use Map.

E. The amendments to the 1994 King County Comprehensive Plan contained in Appendix A to Ordinance 12501 are hereby adopted to comply with the Order of the Central Puget Sound Growth Management Hearings Board in Copac-Preston Mill, Inc., et al, v. King County, Case No. 96-3-0013 as amendments to the King County Comprehensive Plan.

F. The amendments to the 1994 King County Comprehensive Plan contained in Appendix A to Ordinance 12531 (King County Comprehensive Plan 1996 amendments) are hereby adopted as amendments to the King County Comprehensive Plan.

G. The Black Diamond Urban Growth Area contained in Appendix A to Ordinance 12533 is hereby adopted as an amendment to the King County Comprehensive Plan.

H. The 1994 King County Comprehensive Plan and Comprehensive Plan Land Use Map are amended to include the area shown in Appendix A of Ordinance 12535 as Rural City Urban Growth Area. The language from Section 1D of Ordinance 12535 shall be placed on Comprehensive Plan Land Use Map page #32 with a reference marker on the area affected by Ordinance 12535.

I. The amendments to the 1994 King County Comprehensive Plan contained in Appendix A to Ordinance 12536 (1997 Transportation Need Report) are hereby adopted as amendments to the King County Comprehensive Plan.

J. The amendments to the 1994 King County Comprehensive Plan contained in Appendix A to Ordinance 12927 (King County Comprehensive Plan 1997 amendments) are hereby adopted as amendments to the King County Comprehensive Plan.

K. The amendments to the 1994 King County Comprehensive Plan contained in

the 1998 Transportation Needs Report, contained in Appendices A and B to Ordinance 12931 and in the supporting text, are hereby adopted as amendments to the King County Comprehensive Plan.

L. The amendments to the 1994 King County Comprehensive Plan contained in Appendix A to Ordinance 13273 (King County Comprehensive Plan 1998 amendments) are hereby adopted as amendments to the King County Comprehensive Plan.

M. The 1999 Transportation Needs Report contained in Attachment A to Ordinance 13339 is hereby adopted as an amendment to the 1994 King County Comprehensive Plan, Technical Appendix C, and the amendments to the 1994 King County Comprehensive Plan contained in Attachment B to Ordinance 13339 are hereby adopted as amendments to the King County Comprehensive Plan.

N. The amendments to the 1994 King County Comprehensive Plan contained in Attachment A to Ordinance 13672 (King County Comprehensive Plan 1999 amendments) are hereby adopted as amendments to the King County Comprehensive Plan.

O. The 2000 Transportation Needs Report contained in Attachment A to this Ordinance 13674 is hereby adopted as an amendment to the 1994 King County Comprehensive Plan, Technical Appendix C.

P. The Fall City Subarea Plan contained in Attachment A* to Ordinance 13875 is adopted as a subarea plan of the King County Comprehensive Plan and, as such, constitutes official county policy for the geographic area of unincorporated King County defined in the plan. The Fall City Subarea Plan amends the 1994 King County Comprehensive Plan land use map by revising the Rural Town boundaries of Fall City.

110 Q. The amendments to the King County Comprehensive Plan contained in
111 Attachment A to Ordinance 13875 are hereby adopted as amendments to the King
112 County Comprehensive Plan.

113 R. The Fall City area zoning amendments contained in Attachment A to
114 Ordinance 13875 are adopted as the zoning control for those portions of unincorporated
115 King County defined in the attachment. Existing property-specific development
116 standards (p-suffix conditions) on parcels affected by Attachment A to Ordinance 13875
117 do not change except as specifically provided in Attachment A to Ordinance 13875.

118 S. The amendments to the 1994 King County Comprehensive Plan contained in
119 Attachments A, B and C to this ordinance (King County Comprehensive Plan 2000) are
120 hereby adopted as amendments to the King County Comprehensive Plan. Attachment A
121 amends the policies, text and maps of the Comprehensive Plan. Amendments to the
122 policies are shown with deleted language struck out and new language underlined. The
123 text and maps in Attachment A replace the previous text and maps in the Comprehensive
124 Plan. Attachment B to this ordinance contains technical appendix A (capital facilities),
125 which replaces technical appendix A to the King County Comprehensive Plan, technical
126 appendix C (transportation), which replaces technical appendix C to the King County
127 Comprehensive Plan, and technical appendix M (public participation), which is a new
128 technical appendix that describes the public participation process for the King County
129 Comprehensive Plan 2000. Attachment C includes amendments to the King County
130 Comprehensive Plan Land Use Map. The land use amendments contained in Attachment
131 C are adopted as the official land use designations for those portions of unincorporated
132 King County defined in Attachment C to this ordinance.

133 SECTION 2. The Comprehensive Plan 2000 zoning amendments contained in
134 Attachment C to this ordinance are adopted as the official zoning control for those
135 portions of unincorporated King County defined in Attachment C to this ordinance in
136 accordance with K.C.C. 20.12.050. Existing property-specific development conditions
137 (p-suffix conditions) and special district overlays on parcels affected by the
138 Comprehensive Plan 2000 area zoning amendments, whether adopted through
139 reclassifications or area zoning, are retained by this ordinance except as specifically
140 amended by this ordinance. Property-specific development standards adopted, repealed
141 or amended by this ordinance shall amend Appendix A of Ordinance 12824 in
142 accordance with K.C.C. 20.12.050. Special district overlays adopted, repealed or
143 amended by this ordinance shall amend Appendix B of Ordinance 12824 in accordance
144 with K.C.C. 20.12.050.

145 SECTION 3. Ordinance 12824, Section 3, and K.C.C. 20.12.050 are each hereby
146 amended to read as follows:

147 **Zoning, potential zoning, property-specific development standards, special**
148 **district overlays, regional use designations and interim zoning.** Zoning adopted
149 pursuant to this section shall constitute official zoning for all of unincorporated King
150 County.

151 A. Official zoning, including but not limited to p-suffix, so-suffix and potential
152 zoning, is contained in the SITUS file and is depicted on the official zoning maps, as
153 maintained by the department of development and environmental services.

154 B. Appendix A of Ordinance 12824 is hereby adopted to constitute and contain
155 all property-specific development standards (p-suffix conditions) applicable in

unincorporated King County. The property specific development standards (p-suffix conditions) in effect or hereinafter amended shall be maintained by the department of development and environmental services in the Property Specific Development Conditions notebook. Any adoption, amendment or repeal of property-specific development standards shall amend, pursuant to this section, Appendix A of Ordinance 12824 as currently in effect or ((hereinafter)) hereafter amended.

C. Appendix B of Ordinance 12824, as amended by this ordinance, is hereby adopted to constitute and contain special district overlays applied through Ordinance 12824. The special district overlays in effect or hereinafter amended shall be maintained by the department of development and environmental services in the Special District Overlay Application Maps notebook. Any adoption, amendment or repeal of special district overlays shall amend, pursuant to this section, Appendix B of Ordinance 12824 as currently in effect or ((hereinafter)) hereafter amended.

169
170
171
172
173

SECTION 4. Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

Ordinance 14044 was introduced on 3/6/00 and passed as amended by the Metropolitan King County Council on 2/12/01, by the following vote:

Yes: 9 - Mr. von Reichbauer, Ms. Miller, Ms. Fimia, Mr. Phillips, Mr. Pelz, Ms. Sullivan, Mr. Nickels, Mr. Gossett and Ms. Hague
No: 2 - Mr. Pullen and Mr. Irons
Excused: 2 - Mr. McKenna and Mr. Vance

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Pete von Reichbauer, Chair

ATTEST:

Anne Noris, Clerk of the Council

APPROVED this ____ day of _____, ____.

Ron Sims, County Executive

Attachments

A. 2000 Amendments to the policies, text and maps of the 1994 King County Comprehensive Plan, dated October 13, 2000, as Council amended 2-5-2001 and 2-12-2001, B. Technical appendix A (capital facilities) and technical appendix M (public participation), B. 2000 Technical appendix A (capital facilities), technical appendix C (transporation) and technical appendix M (public participation), C. 2000 Amendments to the King County land use map, dated October 13, 2000, as Council amended 2-5-2001 and 2-12-2001
